

MOBILE HOME PARKS

Chapter 126

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**[HISTORY: Adopted by the City Council of the City of Dover 12-14-77*.
Amendments noted where applicable.]**

General References

Planning Board - See Ch. 41.
Zoning - See Ch. 170.

*Editor's Note: Provisions of this chapter are derived from Ch. 23 of the former Code,
adopted 12-14-77.

126-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

LICENSING AUTHORITY - A written permit issued by the Building Inspector permitting the mobile home park to operate under this chapter and regulations promulgated in connection therewith.

MOBILE HOME - A transportable, single-family, one-level dwelling structure built on a chassis of which wheels are an intrinsic part and are designed to remain so, and said structure being designed to be used without a permanent foundation and with a floor area of at least four hundred fifty (450) square feet and constructed in such a manner as will permit occupancy thereof as a permanent dwelling or sleeping place for one (1) or more persons and provided with a toilet and a bathtub or shower.

MOBILE HOME LOT - A parcel of land intended for the placement of a single mobile home and the exclusive use of its occupants. Said lot shall be located only in a mobile home park.

MOBILE HOME PARK - A parcel of land containing a minimum of ten (10) acres under single ownership which has been planned and improved for the placement of mobile homes for nontransient use and which is designed to accommodate ten (10) or more mobile homes.

PERMIT - A written permit issued by the Building Inspector permitting the mobile home park to operate under this chapter and regulations promulgated in connection therewith.

PERMITTEE - Any person, firm or corporation receiving a permit to construct, operate or maintain a mobile home park.

PERSON - Includes individuals, corporations, owners, leasees, licensee and agents of each of them.

TRAILER:

- A. **TRAVEL TRAILER** - A vehicular, portable structure built on a chassis, designed as a temporary dwelling for travel, recreation and vacation having body width not exceeding eight (8) feet, and its body length does not exceed thirty-two (32) feet.

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- B. PICKUP COACH - A structure to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.
- C. MOTOR HOME - A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- D. CAMPING TRAILER - A canvas, folding structure mounted on wheels and designed for travel, recreation and vacation use.

126-2. Location in mobile home parks; standards.

- A. No person shall locate, maintain or occupy a mobile home in the City of Dover except in a duly authorized mobile home park. Excluded are those mobile home units located on individual lots outside a mobile home park prior to the effective date of this chapter.
- B. All mobile homes in a mobile home park shall meet the standards of the current edition of the Mobile Home Manufacturer's Association (U.S. Standard A119-1-1974), as revised or amended, a copy of which is on file in the office of the City Clerk.
- C. No provision of this chapter shall apply to trailers as defined under 126-1 of this chapter.

126-3. Park locations.

Mobile home parks shall be located only in Agricultural Zoning Districts which are serviced by both municipal water and sewer.

126-4. Permits.

- A. No person shall establish, construct, maintain, operate or alter any mobile home park in the City of Dover, unless such person, firm, or corporation shall first obtain a permit for such a use issued annually by the Building Inspector.

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- B. The Building Inspector will, upon written application of any person, issue or renew mobile home park permits upon compliance with the provisions of this chapter and any other applicable municipal regulations. The initial fee therefore shall be one hundred dollars (\$100.). The fee for renewal shall be twenty-five (\$25.), payable before the first day of January of the year for which the application is made.
- C. In the case of new or altered mobile home parks, this permit shall not be issued unless and until the Dover Planning Board has approved the plans for such a park, and the Zoning Board of Adjustment has granted a special exception for such a use.
- D. The provisions of this chapter shall not apply to those mobile home parks currently either under construction or for which an application is currently pending before any city board or waiting for a judgment of the court at the time this chapter is adopted.
- E. Initial applications shall be accompanied by proof of ownership of the premises and a set of plans by a registered engineer, drawn to a scale of not more than one hundred (100) feet to the inch and showing the following information.
 - (1) The identity of the parcel of land and its boundaries.
 - (2) The area and dimensions of the tract of land, showing ownership of abutting property.
 - (3) The number, location and size of all proposed mobile home lots.
 - (4) The location of any existing buildings and any proposed structures.
 - (5) The location, name and width of roadways and walkways, also, parking areas, play or recreation areas, etc.
 - (6) The location of water, gas, electric, telephone, sewer lines, storm sewers and inlets, fire hydrants, etc.
- F. As appropriate, renewal applications shall be accompanied by plans, drawn to scale as above, showing any proposed extension or alteration. All extensions and alterations shall be made to conform with the provisions of this chapter before such renewal application may be granted. An additional fee of ten dollars (\$10.) per mobile home lot shall accompany the application for any extension. The making of extensions or alterations without such approval shall be cause for immediate revocation of the mobile home park permit by the Building Inspector.

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126-5. Site requirements.

Mobile home parks shall conform to the following minimum requirements:

- A. Mobile home parks shall be located on a well-drained site properly graded to ensure rapid drainage and freedom from stagnant pools of water. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influence, and no portion subject to flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
- B. The area of a mobile home park shall be a contiguous parcel of land having a minimum area of ten (10) acres.
- C. All mobile home units shall be located at least one hundred (100) feet from any park property boundary line abutting a public street and at least fifty (50) feet from all other external park property boundary lines. No mobile home units serving as rental offices or showrooms shall be located within these setback bounds.
- D. The mobile home park site shall have suitable safe access to a public street.
- E. A mobile home park shall not exceed a net residential density of four (4) mobile homes per acre.
- F. Each mobile home lot shall not be less than ten thousand (10,000) square feet in area. The mobile home shall be not less than twenty (20) feet from the front of the lot line, not less than fifteen (15) feet from the rear of the lot line and not less than twelve (12) feet from the side lot lines. Each mobile home lot shall contain at least one hundred (100) feet of frontage on a road.
- G. Each mobile home unit shall be boxed or skirted with suitable fire-resistant material designed for such use.
- H. No mobile home shall be closer than one hundred (100) feet to any flowing stream, pond or lake or within fifty (50) feet of any park service area, general storage areas, clubhouse, active recreation area or similar facility.
- I. The entire mobile home park must be properly screened. Such a screen shall consist of plantings not less than three (3) feet in width and six (6) feet in height at the time of occupancy of such park. Individual shrubs or trees shall be planted not more than three (3) feet on center and shall thereafter be maintained by the permittee so as to establish a dense screen year round. At least fifty percent (50%) of the plantings shall consist of evergreens. A solid wall or fence, six (6)

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feet in height, complemented by suitable plantings, may be substituted for such landscape buffer strip. At the discretion of the Planning Board, suitable existing vegetation may substitute for these requirements.

126-6. Streets, walks and parking.

- A. All streets and utilities in a mobile home park shall be constructed in accordance with the standards and criteria established in the Subdivision Regulations* and in Municipal Ordinance 19-B. Streets in a mobile home park shall be owned and maintained by the permittee.
- B. There must be provisions for control of surface water runoff, and design calculations for such a control system shall be submitted to the Planning Board and the City Engineer for approval.
- C. Proper traffic control signs must be present. Such signs are subject to the approval of the Planning Board.
- D. Street names will be subject to the approval of the Planning Board.
- E. Where appropriate, the Planning Board shall require paved sidewalks not less than three (3) feet in width on at least one (1) side of selected streets within the mobile home park.
- F. Paved walkways not less than two (2) feet in width shall connect each mobile homestead to a paved sidewalk, to a paved street or to a paved driveway connecting to a paved street.
- G. Off-street parking in all mobile home parks shall be furnished at the rate of at least two (2) car spaces for each mobile home. Parking spaces shall be paved and shall be located on the lot they are intended to serve.
- H. Mobile home stands or pads shall provide an adequate foundation for the placement of a mobile home. The stand or pad foundation shall be of such construction as to prevent heaving, shifting or settling due to frost action.

126-7. Utilities.

- A. Water supply.
 - (1) The municipal water supply must be used.

*Editor's Note: See Ch. 155, Subdivision of Land, and Ch. 152, Streets and Sidewalks, Art. I, respectively.

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- (2) A minimum of at least one hundred twenty-five (125) gallons per day shall be available to each unit.
- (3) A residual flow of twenty (20) pounds per square inch shall be available at each site during peak periods without reducing fire flow.
- (4) Fire flow of five hundred (500) gallons per minute shall be available within five hundred (500) feet of each mobile home unit.
- (5) Individual underground shutoff shall be provided for each stand at the curblane.

B. Sewerage.

- (1) The mobile home park sewage system shall be connected to the municipal sewage disposal system.
- (2) All piping and connections within the mobile home park shall meet all state and local requirements.
- (3) Not less than a four-inch inside diameter sewage connection shall be provided for each unit. The sewer connection must be airtight and be able to be plugged when not connected.

C. Electricity.

- (1) Every mobile home park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with National Electrical Code standards.
- (2) All electrical distribution facilities shall be located underground at a minimum depth of eighteen (18) inches.

D. Telephone.

- (1) Telephone service shall be available at each site.
- (2) All telephone cables and cable television, if available, shall be located underground at a minimum depth of eighteen (18) inches.

E. Fuel supply and storage.

- (1) Natural gas and liquefied petroleum gas systems shall meet nationally recognized standards (See NFPA No. 58). Installation of systems shall be subject to inspection and approved by the Fire Chief.

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- (2) All fuel oil supply systems shall be constructed and installed underground in each mobile home lot in accordance with all applicable codes and regulations. Installation of the system shall be subject to inspection and approval of the Fire Chief.

F. Refuse.

- (1) The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. Refuse collection shall be the responsibility of the permittee.
- (2) All refuse must be stored in waterproof, verminproof, covered containers, which shall be located not more than one hundred fifty (150) feet from any mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse. All containers must be properly screened from street view.

G. Fire protection.

- (1) The mobile home park shall be subject to the rules and regulations of the City of Dover fire prevention authority.
- (2) A standard fire hydrant shall be located within five hundred (500) feet of each mobile home site or service building.
- (3) A five-hundred-gallon-per-minute flow shall be available from each hydrant at all times.
- (4) The mobile home park shall be kept free of litter, rubbish and other flammable materials.

H. Open space and recreation.

- (1) At least ten percent (10%) of the overall area of the park shall be devoted to open space.
- (2) There shall be an active recreation area of at least ten thousand (10,000) square feet.
- (3) Play areas for children shall be provided, furnished and protected from traffic and parking. All such facilities shall be properly maintained.

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126-8. Standards for development.

- A. A central screened storage area shall be provided for storage of major items of equipment owned by tenants.
- B. No mobile home site shall be converted to another form of housing.
- C. Mobile home park projects may be developed in stages if so approved by the Planning Board. However, one-fourth (1/4) of all potential sites in any stage shall be fully developed before any occupancy of a mobile home park is permitted.
- D. All conservation districts, wetlands, waterways or unique geographic or biological areas shall be protected against erosion, pollution and other man-made hazards.

126-9. Recordkeeping.

- A. The permittee shall maintain a public record of each site occupant, including arrival date, name of owner, make of home, serial number, age, length and width.
- B. The permittee shall notify city tax authorities of all arrivals, changes in ownership and departure, within two (2) weeks of date of occurrence.
- C. The permittee shall notify the Health Officer of actual or suspected communicable diseases.
- D. The permittee shall be responsible for supervision and maintenance of facilities and equipment in safe and sanitary condition.
- E. The permittee shall be responsible for proper placement of mobile homes, stability and installation and hookup of all utilities and skirting.
- F. The permittee shall inform tenants of any city ordinance governing park conditions.
- G. The permittee shall fully comply with the provisions of New Hampshire Revised Statutes Annotated Chapter 205A.

126-10. Notice of violations.

The Building Inspector shall serve a notice of violation and order to any permittee responsible for the erection, construction or operation of a mobile home park which is in violation of any provisions of this chapter, and such order shall direct the immediate

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discontinuance of the unlawful action, use or condition and the abatement of the violation. Any permittee who has been served with a notice and ceases any work or other activity shall not leave the mobile home park or any structure or lot therein in such a condition as to constitute a hazard or menace to the public safety, health, morals or general welfare.

126-11. Violations and penalties.

Any permittee who violates any requirement of this chapter shall, upon conviction, be fined a sum of twenty-five dollars (\$25.) for each offense. Any such violation may result in suspension or revocation of the mobile home park permit. Each day in which a violation is proved to exist shall constitute a separate offense under this section.

126-12. Appeals.

- A. Appeals concerning the provisions of this chapter or a decision of the Building Inspector shall be heard by the Dover Zoning Board of Adjustment as per New Hampshire Revised Statutes Annotated, Chapter 31.
- B. Appeals concerning a decision of the Dover Zoning Board of Adjustment shall be heard by the New Hampshire Superior Court as per New Hampshire Revised Statutes Annotated, Chapter 31.
- C. Appeals concerning a decision of the Dover Planning Board shall be heard by the New Hampshire Superior Court as per New Hampshire Revised Statutes Annotated, Chapter 36.

126-13. Higher standard to prevail.

If any requirement of this chapter is found to be in conflict with a requirement of another effective regulation, code or ordinance, the requirement which establishes the higher standard shall prevail.